

**MINUTES OF A REGULAR MEETING OF THE
COMMON COUNCIL OF THE CITY OF JASPER, INDIANA
OCTOBER 21, 2015**

A meeting of the Common Council of the City of Jasper, Indiana, was held on Wednesday, October 21, 2015, in the Council Chambers of City Hall located at 610 Main Street, Jasper, Indiana.

Call to Order. Presiding Officer Mayor Terry Seitz called the meeting to order at 7:00 p.m.

Roll Call.

Clerk-Treasurer Juanita S. Boehm called the roll.

Mayor Terry Seitz	Present
Council members:	
Gregory Schnarr	Present
David Prechtel	Present
Thomas Schmidt	Present
Earl Schmitt	Present
Kevin Manley	Present
Randall Buchta	Present
Raymond Howard	Present
City Attorney Renee Kabrick	Present
Clerk-Treasurer Juanita S. Boehm	Present

Boehm announced that in order to have a quorum for the meeting, a majority of the council members must be in attendance. All seven council members were in attendance which is a majority; therefore, there was a quorum for the meeting.

Pledge of Allegiance. Mayor Seitz invited all those present to join him in reciting the Pledge of Allegiance.

Approval of the Minutes.

The following minutes were distributed to and examined by the Council:

1. September 23, 2015 regular common council meeting

A motion was made by Council member David Prechtel and seconded by Council member Kevin Manley to approve the minutes as presented. Motion carried 7-0.

UTILITY SERVICE BOARD REPORT

General Manager of Utilities Gerald 'Bud' Hauersperger gave a report on the regular monthly Utility Service Board meeting held on October 19, 2015. A copy of the Utility Service Board minutes is supplied to each council member.

JASPER LOFTS PHASE II AND VINE STREET LOFTS COMMITMENT

Pete Schwiegeraht, representing the Miller Valentine Group, made a formal request for a commitment of local funds for on-site and off-site improvements for the Vine Street Lofts project and for the Jasper Lofts Phase II project. The Vine Street Lofts project will be a \$12 million investment consisting of 62 units of senior housing. The Jasper Lofts Phase II project will be an \$8 million investment consisting of 44 units of workforce housing.

Schwiegeraht asked for a commitment of \$400,000 in economic incentives to assist with on-site improvements for the Vine Street Lofts project and for \$350,000 for the Jasper Lofts Phase II project. Funds can be provided through Tax Increment Financing (TIF), Tax Abatement, CEDIT, and/or other sources.

He also asked for a commitment of \$50,000 in funding for off-site improvements for each project. Improvements could include, but would not be limited to, street improvements, parking, sidewalks, landscaping, crosswalks, lighting, and other streetscape features. He added that the \$50,000 commitment could serve both projects.

Schwiegeraht also said that these commitments are conditioned on receipt of tax credit financing and acquisition of the sites.

A motion was made by Council member Kevin Manley and seconded by Council member Raymond Howard to authorize the mayor to sign a letter of commitment for local incentives for the Vine Street Lofts project and for the Jasper Lofts Phase II project. Motion carried 7-0.

RESOLUTION NO. 2015-7 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF JASPER, INDIANA REGARDING SALE OF REAL ESTATE AT SAINT CHARLES STREET AND TRUMAN ROAD IN THE CITY OF JASPER, INDIANA

This resolution offers land for sale at Truman Road and St. Charles Street to abutting landowners.

A motion was made by Council member David Prectel and seconded by Council member Thomas Schmidt to consider the resolution for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member Randall Buchta and seconded by Council member Earl Schmitt to read the resolution by title only. Motion carried 7-0. The city attorney so read the resolution. Thereafter, a motion was made by Council member Kevin Manley and seconded by Council member Earl Schmitt to pass and adopt Resolution No. 2015-7. Motion carried 7-0.

Under discussion, City Attorney Renee Kabrick said this land consists of two small parcels, one is 0.168 acres and the other is 0.083 acres. There has been some interest shown in this land.

**ORDINANCE NO. 2015-20 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF JASPER, INDIANA, VACATING A PORTION OF PUBLIC RIGHTS-OF-WAY
(Public alleys adjacent to Lots 48, 49, and 97 in the original Town of Jasper)**

This ordinance vacates two public alleys adjacent to Lot numbers 48, 49, and 97 in the original Town, now City of Jasper, Indiana; commonly known as 205 W 4th Street and 302 Clay Street. Donald and Marilyn Hopster petition. Reconfirming this ordinance adopted July 22, 2015.

City Attorney Renee Kabrick said the council approved this ordinance at its July 2015 meeting contingent upon the providing of legal descriptions. The council needs to reconfirm that adoption.

A motion was made by Council member Thomas Schmidt and seconded by Council member Kevin Manley to consider the ordinance for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member Gregory Schnarr and seconded by Council member Randall Buchta to read the ordinance by title only. Motion carried 7-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Kevin Manley and seconded by Council member Raymond Howard to pass and adopt Ordinance No. 2015-20. Motion carried 7-0.

**ORDINANCE NO. 2015-27 AN ORDINANCE
AUTHORIZING USE OF FUNDS DEPOSITED IN THE
BEAVER DAM LAKE FUND**

This ordinance approves use of funds from the Beaver Dam Lake Fund for purposes of contributing to the Spillway Elevation Project. The Ordinance is necessary because of the existing language barring use of Beaver Dam Lake Funds in any way for the dam at Beaver Dam Lake.

A motion was made by Council member Gregory Schnarr and seconded by Council member Thomas Schmidt to consider the ordinance for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member Randall Buchta and seconded by Council member Earl Schmitt to read the ordinance by title only. Motion carried 7-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Earl Schmitt and seconded by Council member David Prechtel to pass and adopt Ordinance No. 2015-27. Motion carried 7-0.

**ORDINANCE NO. 2015-28 AN ORDINANCE AFFIXING SALARIES
AND WAGES FOR THE UTILITY EMPLOYEES OF THE CITY OF
JASPER, INDIANA, FOR THE YEAR 2016 AND REPEALING
ORDINANCE NUMBER 2015-25 THAT WAS PREVIOUSLY
ADOPTED WITH REGARD THERETO**

This ordinance replaces the 2016 utility salary ordinance in order to add a pay increase of \$0.20/hr for permanent part-time positions. Ordinance No. 2015-25 that was adopted on September 23, 2015 is repealed.

A motion was made by Council member David Prechtel and seconded by Council member Thomas Schmidt to consider the ordinance for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member Gregory Schnarr and seconded by Council member Earl Schmitt to read the ordinance by title only. Motion carried 7-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Kevin Manley and seconded by Council member Thomas Schmidt to pass and adopt Ordinance No. 2015-28. Motion carried 7-0.

ORDINANCE NO. 2015-29 AN ORDINANCE AFFIXING SALARIES AND WAGES FOR THE ELECTED OFFICIALS AND THE CIVIL CITY EMPLOYEES OF THE CITY OF JASPER, INDIANA, FOR THE YEAR 2016 AND REPEALING ORDINANCE NO. 2015-26 THAT WAS PREVIOUSLY ADOPTED WITH REGARD THERETO

This ordinance replaces the 2016 civil city salary ordinance adopted on September 23, 2015 in order to add a pay rate increase of \$0.20/hr for permanent part-time positions. Ordinance No. 2015-26 that was adopted on September 23, 2015 is repealed.

A motion was made by Council member Raymond Howard and seconded by Council member Randall Buchta to consider the ordinance for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member Earl Schmitt to read the ordinance by title only. Motion carried 7-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Earl Schmitt and seconded by Council member Randall Buchta to pass and adopt Ordinance No. 2015-29. Motion carried 7-0.

2016 HOLIDAYS THAT FALL ON A WEEKEND

Mayor Seitz said the council needs to approve when to observe the following 2016 holidays since the holiday falls on a weekend.

2016 Holiday	Date of Holiday	Date City will observe
Christmas Eve	Saturday, December 24	Friday, December 23, 2016
Christmas Day	Sunday, December 25	Monday, December 26, 2016
New Years Eve	Saturday, December 31	Friday, December 30, 2016

A motion was made by Council member Kevin Manley and seconded by Council member Thomas Schmidt to observe the three holidays listed above on the dates listed. Motion carried 7-0.

REDEVELOPMENT COMMISSION REPORT

Redevelopment Commission President John Bell updated the council on the Downtown Economic Development Project. He said a committee interviewed certain firms that responded to the request for qualifications and have narrowed it

down to two firms. They will ask these two firms what their fee will be and they will choose one firm. Next month the council will be asked how to proceed.

Bell then explained the tax impact study prepared by Umbaugh and Associates for the proposed tax increment finance district for the Jasper Cabinet project. He said the study indicated the development would create about \$345,630 in captured increment if the assessed value of the property was about \$15 million.

He explained that if the project was not in a TIF district, the impact on four taxing entities, Greater Jasper School Corporation, City of Jasper, Dubois County and Dubois County Airport, would only amount to an additional \$56,460 annually.

Bell then introduced Ed Curtin with CWC Latitudes.

PROPOSED DEVELOPMENT AT THE JASPER CABINET PROPERTY

Ed Curtin with CWC Latitudes said he was representing the developer of the former Jasper Cabinet property. The \$26 million investment for the proposed development will be called River Centre. Curtin had a presentation of the concept containing a hotel, apartments and office and commercial space.

The developer is Boxer Girl. Jane Hendrickson, owner of Boxer Girl, spoke briefly about the project. Jim Dora with General Hotels Corporation also spoke briefly.

Council member Earl Schmitt asked Mr. Curtin about how the development would combat flooding issues. Curtin explained that the hotel will be raised two feet above the 100 year flood elevation and the Jasper Cabinet building first floor is above the 100 year flood elevation. He added that they still have more investigation to do.

Curtin said a structural engineer looked at the building and said it is in great shape.

Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member Kevin Manley to adopt the area as a TIF district. Motion carried 7-0.

RESOLUTION NO. 2015-8 RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF JASPER, INDIANA APPROVING CERTAIN MATTERS IN CONNECTION WITH THE ADOPTION OF A PLAN FOR A CERTAIN ECONOMIC DEVELOPMENT AREA

This resolution states that the Declaratory Resolution and the Plan for the Jasper Riverfront Economic Development Area conform to the plan of development for the City, and this resolution approves the Declaratory Resolution, the Plan for the Economic Development Area, and the Plan Commission Order. [Riverfront TIF]

A motion was made by Council member Thomas Schmidt and seconded by Council member David Prechtel to consider the resolution for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member Randall

Buchta and seconded by Council member Earl Schmitt to read the resolution by title only. Motion carried 7-0. The city attorney so read the resolution. Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member Kevin Manley to pass and adopt Resolution No. 2015-8. Motion carried 7-0.

Under discussion, Council member Kevin Manley stated he felt the large TIF district that includes about a third of the City needs to be addressed in the near future. He said he voted for it but he thinks it is too big. Council member Thomas Schmidt agreed with Manley. They both commented that taking each project on its own such as the Jasper Cabinet project is the best way to do TIF districts.

Bell said we are making decisions about what is best for the community and if we come back and think we need to revise that, I am open to that discussion. Bell also added that creating the large TIF district is what brought the Jasper Cabinet development to the table.

Adjournment. There being no further business to come before the board, a motion was made by Council member Thomas Schmidt and seconded by Council member David Prechtel to adjourn the meeting. The motion carried 7-0 and the meeting adjourned at 8:13 p.m.

The minutes were hereby approved _____ with X without corrections or clarification this 18th day of November, 2015.

Mayor Terry Seitz
Presiding Officer

Attest: _____
Juanita S. Boehm, Clerk-Treasurer